

1 BILL NO. R-85-12-49

2 DECLARATORY RESOLUTION NO. R-165-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 December 12, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 Part of the Northwest Quarter  
12 of Section 7, Township 30 North,  
13 Range 13 East, Allen County,  
Indiana, more particularly described  
as follows:

14 Commencing at the intersection  
15 of the Northeasterly right-of-  
16 way line of Penn Central Railroad  
(formerly the Findlay, Fort Wayne  
17 and Western Railroad) and the  
East right-of-way line of Anthony  
18 Boulevard, said point being 30  
feet East of the West line of  
19 the Northwest Quarter of Section  
7, Township 30 North, Range 13  
20 East; thence North along the  
East right-of-way line of Anthony  
21 Boulevard, a distance of 84.0  
feet; thence East with a deflection  
22 angle to the right of 90 degr.  
00 min. a distance of 190.0 feet;  
23 thence North with a deflection  
angle to the left of 90 degr.  
00 min., a distance of 123.1  
24 feet to a point on the South  
right-of-way line of Wayne Trace  
as widened (Dec. Res. #254-1913);  
25 thence Southeasterly with a deflection  
angle to the right of 123 degr.  
26 29 min. along said right-of-way  
line a distance of 88.5 feet  
27 to the true point of beginning;  
thence Southeasterly along said  
28 South right-of-way line of Wayne  
Trace a distance of 461.7 feet;  
29 thence South with a deflection  
angle to the right of 86 degr.  
30 40 min. a distance of 200.97  
feet to a point on the North  
31 right-of-way line of the Penn  
Central Railroad; thence North-  
32 westerly with a deflection angle



1 Page Two

2 to the right of 87 degr. 15 min.  
3 along said North right-of-way  
4 line a distance of 22.25 feet;  
5 thence South with a deflection  
6 angle to the left of 117 degr.  
7 13 min. along the Penn Central  
8 Railroad right-of-way line a  
9 distance of 14.55 feet; thence  
10 Northwesterly with a deflection  
11 angle to the right of 117 degr.  
12 13 min. 00 sec. along the North  
13 right-of-way line of Penn Central  
14 Railroad a distance of 297.45  
15 feet; thence Northerly with a  
16 deflection angle to the right  
17 of 62 degr. 34 min. a distance  
18 of 296.0 feet to the point of  
19 beginning, containing 2.07 acres;

20 said property more commonly known as 1830 Wayne Trace, Fort  
21 Wayne, Indiana 46803;

22 WHEREAS, it appears that said petition should be pro-  
23 cessed to final determination in accordance with the provisions  
24 of said Division 6.

25 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
26 OF THE CITY OF FORT WAYNE, INDIANA:

27 SECTION 1. That, subject to the requirements of Section  
28 4, below, the property hereinabove described is hereby designated  
29 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
30 12.1. Said designation shall begin upon the effective date of  
31 the Confirming Resolution referred to in Section 3 of this Resolu-  
32 tion and shall continue for one (1) year thereafter. Said desig-  
nation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen  
County Assessor;

(b) Said Resolution shall be referred to the Committee  
on Finance and shall also be referred to the De-  
partment of Economic Development requesting a re-  
commendation from said department concerning the

Page Three

advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

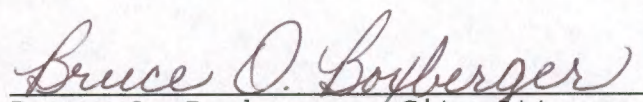
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eastman, seconded by Henry, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-23-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-165-85 on the 23rd day of December, 1985,

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL) Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of December, 1985, at the hour of 2:00 o'clock P.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of December, 1985, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Ft. Wayne Enterprise Center
2. Owner(s) Ft. Wayne Enterprise Center, An Indiana Ltd. Partnershi  
Graham A. Richard
3. Address of Owner(s) 1830 Wayne Trace  
Fort Wayne, IN 46803
4. Telephone Number of Owner(s): (219) 482-4425
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 2523 Merivale St.  
Fort Wayne, IN 46805
7. Telephone number of Applicant: (219) 482-4425
8. Address of Property Seeking Designation 1830 Wayne Trace  
Fort Wayne, Indiana 46803
9. Legal Description of Property Proposed for Designation  
(~~may be~~ attached) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Township Wayne
11. Taxing District Wayne Township - City of Fort Wayne



12. Current Zoning Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
- 
- 
- b. What Structure(s) (if any) are on the property? A 50,000 Sq. Ft. Building
- b. What is the condition of this structure/these structures good
15. Current Assessed Value of Real Estate
- a. Land \$10,400
- b. Improvements \$117,700
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$10,398.12
17. Description of Proposed Improvements to the Real Estate Repainting, new front entrance, concrete visitor parking and land scaping, new parking lot for employees, complete interior renovation, including new office area, heating ventilation and lighting, roof repair, new internal wall construction insulation and corridor construction.
- 
- 
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- October, 1985
- b. When is completion expected? March 1, 1986
19. Cost of Project (not including land costs) \$420,000



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 90

---

b. What is the nature of those jobs? Light manufacturing, assembly, technical and service industry

c. Anticipated time frame for reaching employment level stated above?

within 3 years of project completion

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

---

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The property is located in the Fort Wayne Enterprise Zone. It is part of the Anthony Wayne Industrial Park Plan submitted by the City of Fort Wayne for EDA and Community Development Funding. It therefore meets the test for low-moderate income population and blighted physical conditions.

---

---

---







20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? \_\_\_\_\_

b. What is the nature of those jobs? \_\_\_\_\_

c. Anticipated time frame for reaching employment level stated above? \_\_\_\_\_

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

There is no evidence that the project property is located in an area which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.



I hereby certify that the information and representation on this Application are true and complete.

Graham A. Richard

Signature (s) of Owners

Graham A. Richard, President  
Indiana Enterprise Center, Inc.  
which is the General Partner of  
Fort Wayne Enterprise Center,  
Limited Partnership; An Indiana  
Limited Partnership

12/12/85  
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:



# REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That

FORT WAYNE ENTERPRISE CENTER, LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP-----

of Allen County, in the State of Indiana, (hereinafter called "Mortgagor"), Mortgage and Warrant to SUMMIT BANK, Fort Wayne, Allen County, in the State of Indiana, (hereinafter with its successors and assigns called the "Mortgagee"), the following Real Estate in Allen County, in the State of Indiana, to-wit:

Part of the Northwest Quarter of Section 7, Township 30 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the Northeasterly right-of-way line of Penn Central Railroad (formerly the Findlay, Fort Wayne and Western Railroad) and the East right-of-way line of Anthony Boulevard, said point being 30 feet East of the West line of the Northwest Quarter of Section 7, Township 30 North, Range 13 East; thence North along the East right-of-way line of Anthony Boulevard, a distance of 84.0 feet; thence East with a deflection angle to the right of 90 degr. 00 min. a distance of 190.0 feet; thence North with a deflection angle to the left of 90 degr. 00 min., a distance of 123.1 feet to a point on the South right-of-way line of Wayne Trace as widened (Dec. Res. #254-1913); thence Southeasterly with a deflection angle to the right of 123 degr. 29 min. along said right-of-way line a distance of 88.5 feet to the true point of beginning; thence Southeasterly along said South right-of-way line of Wayne Trace a distance of 461.7 feet; thence South with a deflection angle to the right of 86 degr. 40 min. a distance of 200.97 feet to a point on the North right-of-way line of the Penn Central Railroad; thence Northwesterly with a deflection angle to the right of 87 degr. 15 min. along said North right-of-way line a distance of 22.25 feet; thence South with a deflection angle to the left of 117 degr. 13 min. along the Penn Central Railroad right-of-way line a distance of 14.55 feet; thence Northwesterly with a deflection angle to the right of 117 degr. 13 min. 00 sec. along the North right-of-way line of Penn Central Railroad a distance of 297.45 feet; thence Northerly with a deflection angle to the right of 62 degr. 34 min. a distance of 296.0 feet to the point of beginning, containing 2.07 acres.



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-NEW MANUFACTURING EQUIPMENT-

This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Fort Wayne Enterprise Center
2. Owner(s) Fort Wayne Enterprise Center, An Indiana Ltd. Partnership
3. Address of Owner(s) Graham A. Richard  
1830 Wayne Trace  
Fort Wayne, IN 46803
4. Telephone Number of Owner(s) (219) 482-4425
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 2523 Merivale St.  
Fort Wayne, IN 46805
7. Telephone number of Applicant (219) 482-4425
8. Address of Property Seeking Designation 1830 Wayne Trace  
Fort Wayne, IN 46803
9. Legal Description of Property Proposed for Designation (~~may be~~  
attached) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



10. Township Wayne
11. Taxing District Wayne Township - City of Fort Wayne
12. Current Zoning Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
- b. What is the condition of any structures on property? A 50,000 Sq. Ft. building
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate Not yet determined.
16. Amount of Personal Property Taxes Owed During the Immediate Past Year Not yet determined.
17. Description of New Manufacturing Equipment to be installed on the Real Estate Fire safety equipment, computers, office equipment, fork lift truck, cafeteria tables, office furniture, security system.
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? December, 1985
- b. When is installation expected to be completed? March, 1986
19. Cost of new manufacturing equipment? \$ 30,000.00



20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? \_\_\_\_\_ Yes   X   No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment?   90  

b. What is the nature of those jobs?   light manufacturing, assembly, technical service industry  

c. Anticipated time frame for reaching employment level stated above?

  within 3 years of project completion  

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)   None  

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

  The property is located in the Fort Wayne Enterprise Zone. It is part of the Anthony Wayne Industrial Park Plan submitted by the City of Fort Wayne for FDA and Community Development Funding. It therefore meets the test for low-moderate income population and blighted physical conditions.



24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Encourage businesses to locate in the Enterprise Center because the center will have lower operating costs, thus start up businesses and will create more jobs and ultimately relocate in the immediate area.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

Not Applicable

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval?        Yes        ☒ No

27. Financing on Project

What is the status of financing connected with this project?

The financing has been completed. Interim financing for construction is by a \$650,000 loan from Summit Bank. Permanent financing includes an \$800,000 first mortgage from Aetna Life & Casualty Company, a \$325,000 loan from the City of Fort Wayne and \$350,000 of private equity.



I hereby certify that the information and representation on this Application are true and complete.

Graham A. Richard  
Signature(s) of Owners  
Graham A. Richard, President  
Indiana Enterprise Center, Inc.  
which is the General Partner of  
Fort Wayne Enterprise Center,  
Limited Partnership, An Indiana  
Limited Partnership

12/12/85  
Date  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Equipment to be installed:

\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing

\_\_\_\_\_

Approved or Denied? Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_



# REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That

FORT WAYNE ENTERPRISE CENTER, LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP-----

of Allen County, in the State of Indiana, (hereinafter called "Mortgagor"), Mortgage and Warrant to SUMMIT BANK, Fort Wayne, Allen County, in the State of Indiana, (hereinafter with its successors and assigns called the "Mortgagee"), the following Real Estate in Allen County, in the State of Indiana, to-wit:

Part of the Northwest Quarter of Section 7, Township 30 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the Northeasterly right-of-way line of Penn Central Railroad (formerly the Findlay, Fort Wayne and Western Railroad) and the East right-of-way line of Anthony Boulevard, said point being 30 feet East of the West line of the Northwest Quarter of Section 7, Township 30 North, Range 13 East; thence North along the East right-of-way line of Anthony Boulevard, a distance of 84.0 feet; thence East with a deflection angle to the right of 90 degr. 00 min. a distance of 190.0 feet; thence North with a deflection angle to the left of 90 degr. 00 min., a distance of 123.1 feet to a point on the South right-of-way line of Wayne Trace as widened (Dec. Res. #254-1913); thence Southeasterly with a deflection angle to the right of 123 degr. 29 min. along said right-of-way line a distance of 88.5 feet to the true point of beginning; thence Southeasterly along said South right-of-way line of Wayne Trace a distance of 461.7 feet; thence South with a deflection angle to the right of 86 degr. 40 min. a distance of 200.97 feet to a point on the North right-of-way line of the Penn Central Railroad; thence Northwesterly with a deflection angle to the right of 87 degr. 15 min. along said North right-of-way line a distance of 22.25 feet; thence South with a deflection angle to the left of 117 degr. 13 min. along the Penn Central Railroad right-of-way line a distance of 14.55 feet; thence Northwesterly with a deflection angle to the right of 117 degr. 13 min. 00 sec. along the North right-of-way line of Penn Central Railroad a distance of 297.45 feet; thence Northerly with a deflection angle to the right of 62 degr. 34 min. a distance of 296.0 feet to the point of beginning, containing 2.07 acres.



DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution B-85-12-49DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Ft. Wayne Enterprise Center; 1830 Wayne Trace, Fort Wayne, Indiana 46803)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EFFECT OF PASSAGE A 50,000 sq. ft. building that is presently vacant will be renovated. This will encourage businesses to locate in the Enterprise Center because the Center will have lower operating costs, thus start-up businesses will create more jobs and ultimately relocate in the immediate area.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$450,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_